

Awaiting
Vendor
Approval

hillyards.



Hillyards Estate Agents are pleased to offer this quirky and rarely available cottage set in the heart of Aylesbury old town in need of refurbishment. This character property is arranged over three floors providing lounge and kitchen to the ground floor, bedroom and bathroom to the first floor and loft room/bedroom to the top floor. The location offers easy access to Aylesbury's town centre and mainline railway station.

£150,000 Freehold

St Mary's Row, Aylesbury, Buckinghamshire. HP20 2JL

Ground Floor

Lounge/Diner:

14'7 x 12'3 (4.44m x 3.73m)

Enter via UPVC front door, UPVC double glazed window to front aspect, stairs rising to first floor, with under stair storage cupboard, wood effect laminate flooring, door to kitchen.

Kitchen:

9'0 x 6'1 (2.74m x 1.85m)

Sink & drainer unit with storage under, UPVC double glazed window to side aspect.

First Floor

Landing:

Stairs rising from ground floor, doors to all first floor accommodation, door to stairs leading to second floor.

Bedroom:

14'10 x 9'7 (4.52m x 2.92m)

UPVC double glazed window to front aspect, built-in storage cupboard.

Bathroom

A three piece suite consisting of panel bath, pedestal wash hand basin and low-level w/c, tiling to water sensitive areas, access to airing cupboard, UPVC double glazed window to side aspect.

Second Floor

Loft Room/Bedroom:

Stairs rising from first floor, restricted head height, UPVC double glazed window to side aspect, exposed wood floorboards.

Exterior

Parking:

On street permit parking.

Property Info

Council Tax Band:

B (approximately £1168.00 per annum based on 2 adults residing at the property)

Energy Performance Graph:

Awaiting file.

Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.